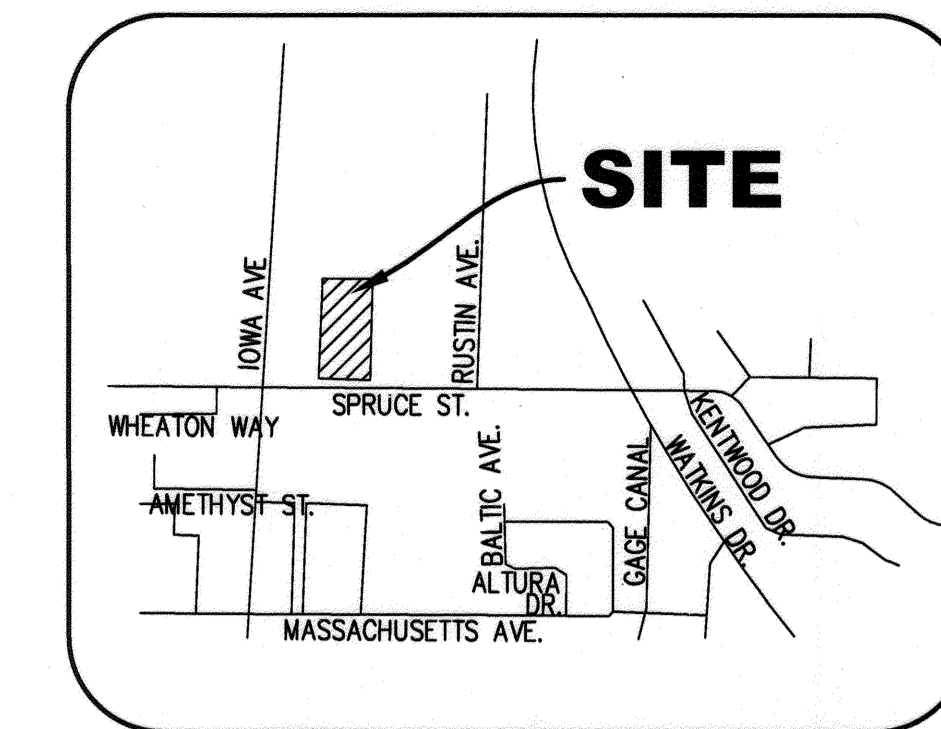


# STREET IMPROVEMENT PLANS SPRUCE INDUSTRIAL COMPLEX

1225 SPRUCE STREET,  
CITY OF RIVERSIDE, CALIFORNIA

## GENERAL NOTES - PUBLIC WORKS

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- WHEN NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/OUT SHEETS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- SEE TRAFFIC SIGN AND STRIPING PLANS XL-475 AND XL-476 FOR TRAFFIC SIGNING AND STRIPING.



VICINITY MAP  
NTS

## PROJECT INFORMATION

**PROJECT:**  
PROJECT NAME: SPRUCE INDUSTRIAL COMPLEX  
PROJECT ADDRESS: 1225 SPRUCE STREET, RIVERSIDE, CA

## TOPOGRAPHY:

SURVEY DATED: APRIL 5, 2015  
PROVIDED BY: SAXON ENGINEERING SERVICES  
2605 TEMPLE HEIGHTS DRIVE, SUITE A  
OCEANSIDE, CA 92056

## EARTHWORK QUANTITIES:

RAW CUT: 42,031 CY  
RAW FILL: 34,375 CY  
EXPORT: 3,767 CY

\*EARTHWORK QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN QUANTITIES FOR BIDDING PURPOSES.  
\*EARTHWORK QUANTITIES SHOWN HEREON DO NOT INCLUDE OVER-EXCAVATION, SUBSIDENCE, OR FOOTING EXCAVATIONS.

## ASSESSOR'S PARCEL NO.:

A.P.N. 249-140-030

## LEGAL DESCRIPTION:

PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, RANGE 4 WEST, SAN BERNARDINO BASE AND MEDIAN.

## CIVIL ENGINEER:

SAXON ENGINEERING SERVICES, INC.  
2605 TEMPLE HEIGHTS DRIVE, SUITE A,  
OCEANSIDE, CA 92056  
PHONE: (949) 366-2180  
FAX: (800) 653-4193

## OWNER:

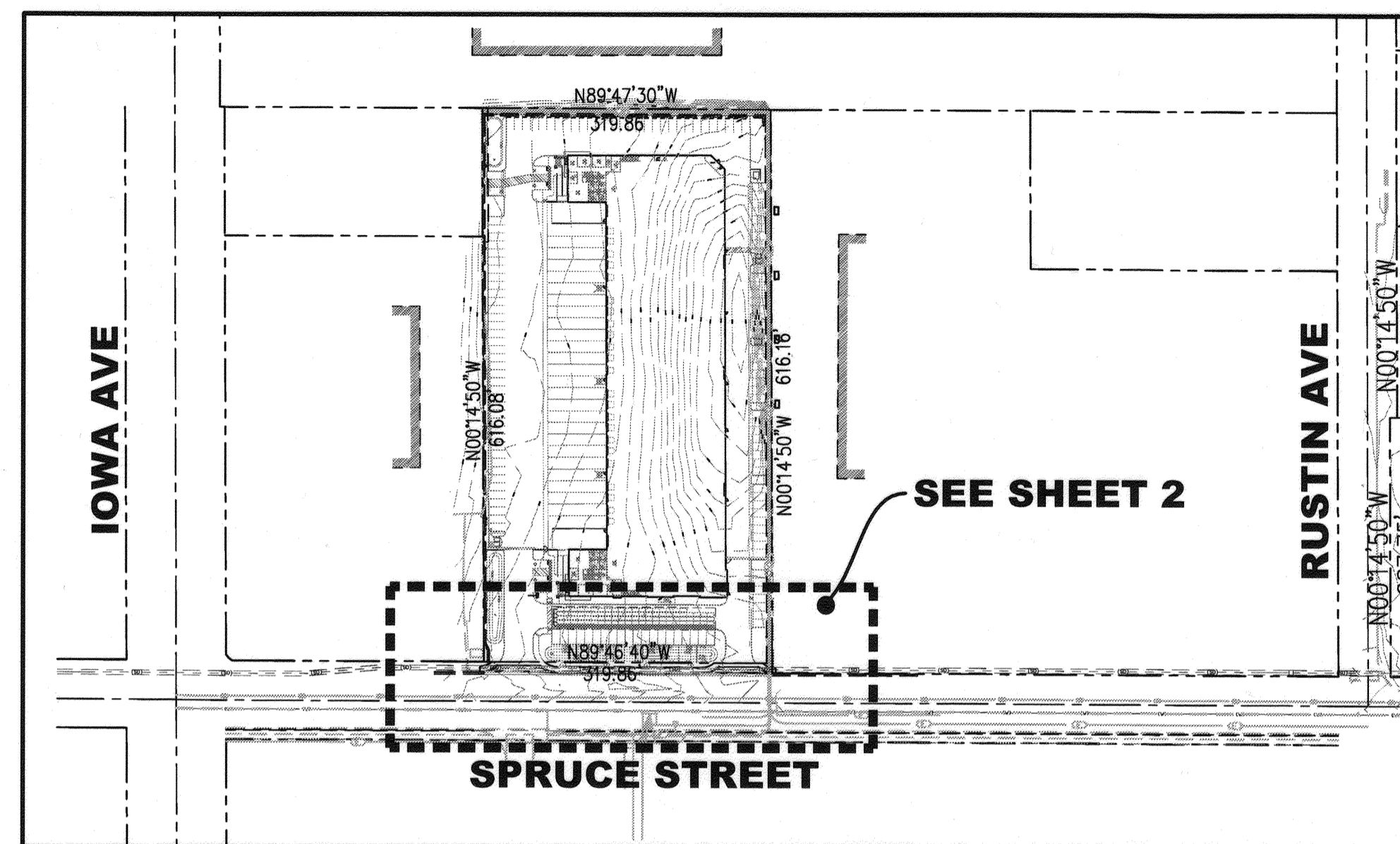
BLUE MOUNTAIN ONE L.P.  
28 HAMMOND, SUITE F IRVINE,  
CALIFORNIA 92618

## BENCHMARK:

18-83 DATUM 1929. 1971 ADJUSTMENT. ELEVATION 963.185ft.  
DESCRIBED BY THE CITY OF RIVERSIDE: P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE AT THE SOUTHWEST CORNER OF IOWA AVENUE AND SPRUCE STREET.

## SHEET INDEX:

- TITLE SHEET
- STREET IMPROVEMENT PLAN
- OFF-SITE SEWER AND STORM DRAIN PLAN



INDEX MAP  
SCALE: 1"=150'

## DEMOLITION NOTES

NO.	DESCRIPTION	QUANTITIES
1	REMOVE AND DISPOSE OF EXISTING AC PAVEMENT.	2,173 S.F.
2	REMOVE AND DISPOSE OF EXISTING AC BERM.	293 L.F.
3	RELOCATE EXISTING TREES.	6 EA

## CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT 6" AC PAVING OVER 13" CLASS II AB, PER SOILS REPORT.	6,198 S.F.
2	CONSTRUCT 5" CURB AND GUTTER "TYPE I" PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 200.	267 L.F.
3	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 302.	875 S.F.
4	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 325.	1,437 S.F.
5	CONTRACTOR SHALL REMOVE TEMPORARY AC INSTALLED BY THE CITY OF RIVERSIDE WORK FORCES AND REPLACE WITH AC PAVING PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 453.	388 S.F.
6	REMOVE EXISTING PALM TREES. RELOCATE EXISTING PALM TREES BETWEEN BACK OF SIDEWALK AND PARCEL LINE. ROOT BARRIERS 24" DEEP AND 12" OC FOR EACH RELOCATED PALM REQUIRED. DEEP ROOT IRRIGATION REQUIRED FOR EACH PALM.	4 EA
7	CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 220.	1,003 S.F.
8	PAINT PARKING LANE STRIPING.	1 L.S.

## SEWER

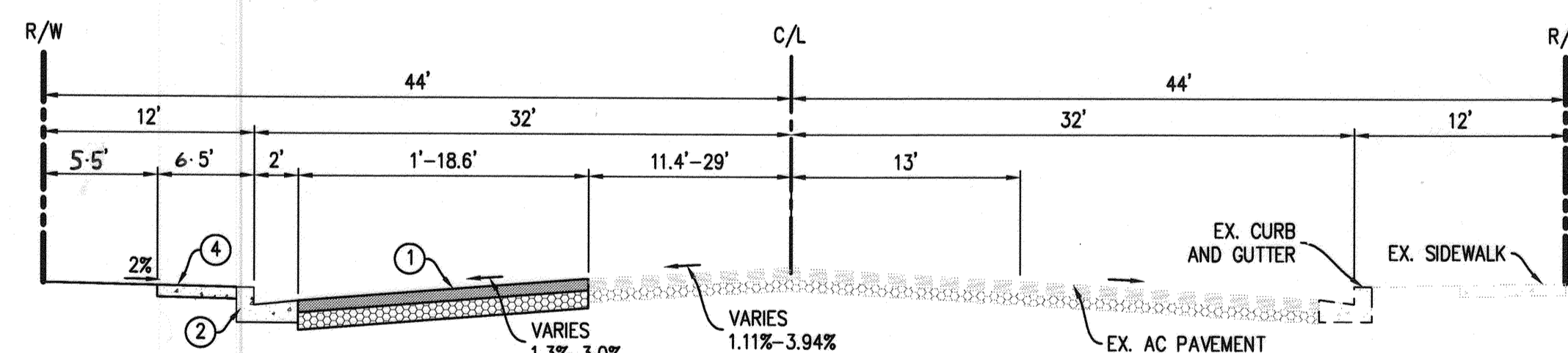
### CONSTRUCTION NOTES (PVT) & QUANTITIES

60	INSTALL 6" PVC (SDR35) SEWER LINE.	40 L.F.
61	INSTALL 6" SEWER CLEANOUT PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 560.	1 EA

## STORM DRAIN

### CONSTRUCTION NOTES & QUANTITIES

70	INSTALL 18" RCP STORM DRAIN PIPE.	13 L.F.
71	CONSTRUCT CONCRETE COLLAR PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER STD. DWG. NO. M803.	1 EA
72	CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER STD. DWG. NO. JS229.	1 EA



SPRUCE STREET  
TYPICAL SECTION

NTS  
T: 9.5  
R = 32

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
ELECTRIC DIVISION

APPROVED BY: *[Signature]* 9/8/16  
DATE

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
WATER DIVISION

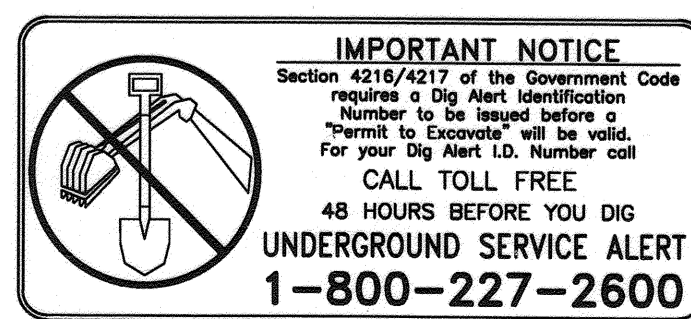
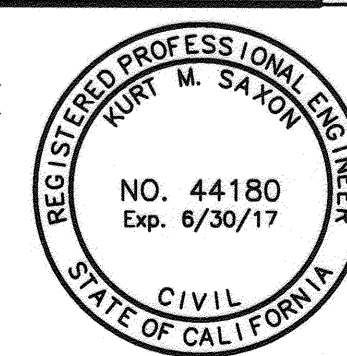
APPROVED BY: *[Signature]* 9/8/2016  
DATE

saxonengineering  
SAXON ENGINEERING SERVICES, INC.  
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056  
TEL: 949.366.2180 FAX: 800.653.4193  
CITY OF RIVERSIDE TAX CERTIFICATE NO: 1239505  
EXPIRATION DATE: 10/31/2016

ENGINEER IN  
RESPONSIBLE CHARGE

*[Signature]*  
KURT M. SAXON  
R.C.E. No. 44180 expires 6/30/17

DATE: 09/07/16



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 09/16/2016  
BY: DATE: APPROVED BY: *[Signature]* DATE: 09/16/2016  
CITY ENGINEER

TITLE SHEET  
SPRUCE INDUSTRIAL  
COMPLEX

1225 SPRUCE STREET, RIVERSIDE, CA  
A.P.N. 249-140-030

PW16-0236

R-4381

SHEET 1 OF 3

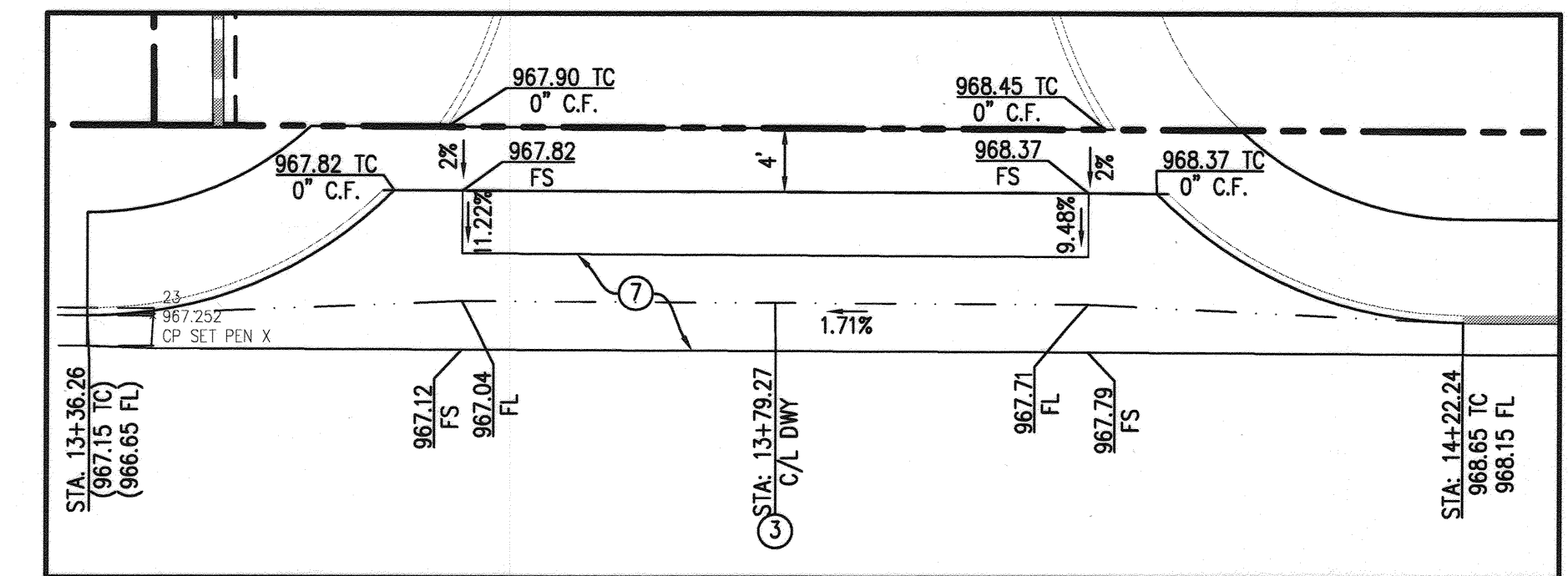
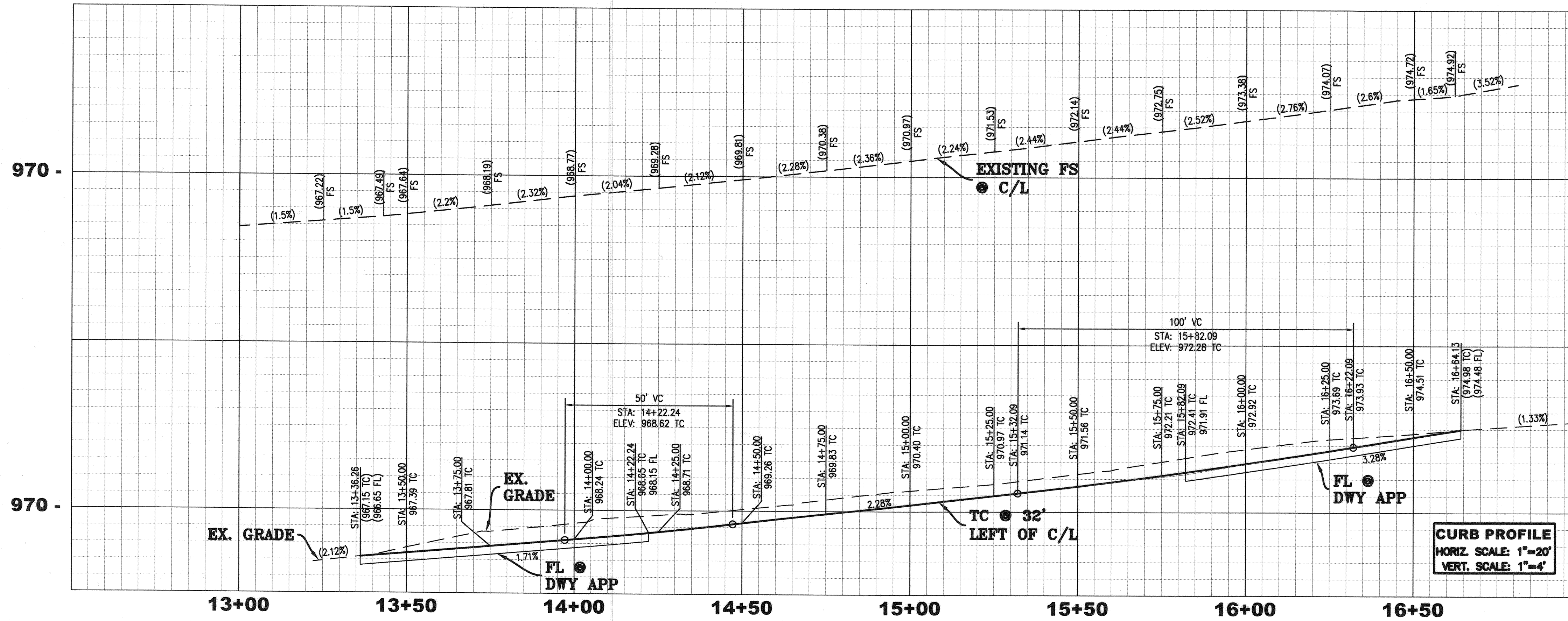
AS-BUILT 8/16/18

**DEMOLITION NOTES**

- 1 REMOVE AND DISPOSE OF EXISTING AC PAVEMENT.
- 2 REMOVE AND DISPOSE OF EXISTING AC BERM.
- 3 RELOCATE EXISTING TREES.

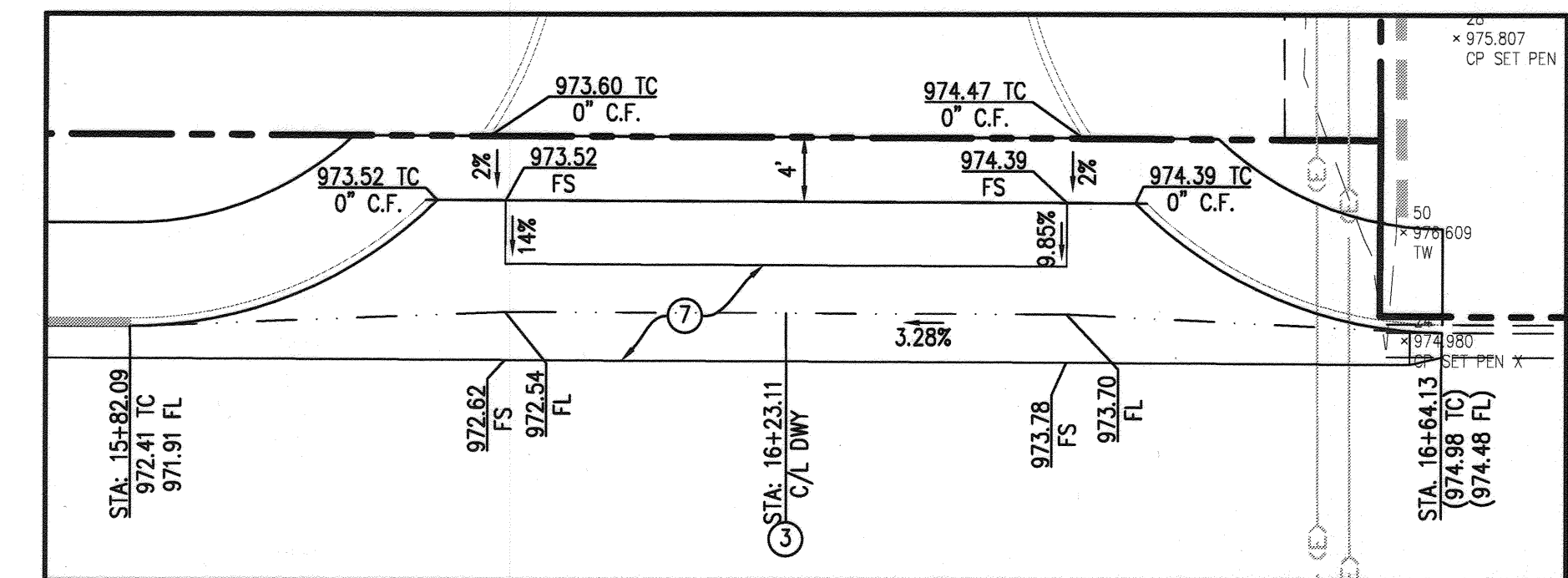
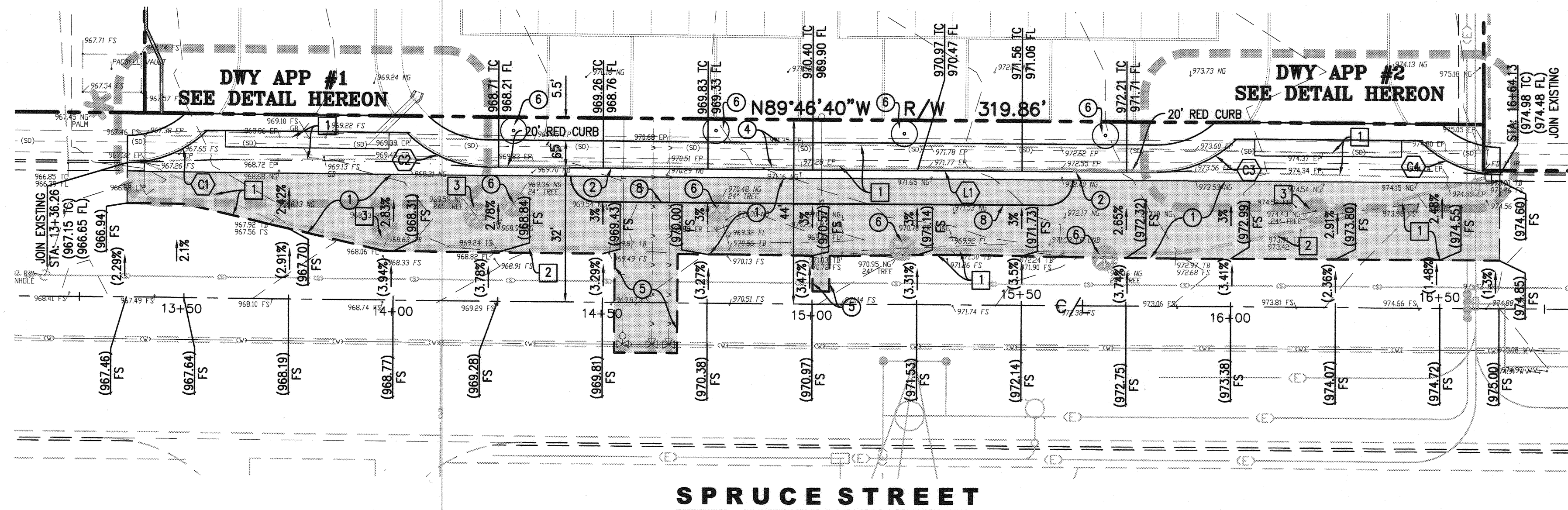
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- 2 CONSTRUCT 6" CURB AND GUTTER "TYPE I" PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 200.
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- 7 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 220.
- 8 PAINT PARKING LANE STRIPING.



**DRIVEWAY APPROACH #1**

SCALE: 1"=10'



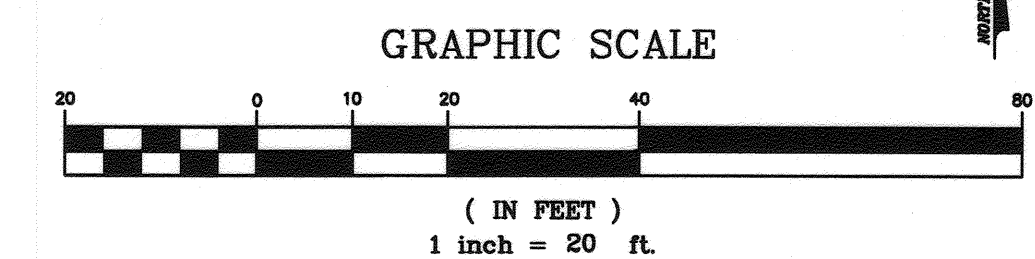
**DRIVEWAY APPROACH #2**

SCALE: 1"=10'

CONTRACTOR SHALL REFER TO SOILS ENGINEER RECOMMENDATION FOR SUBEXCAVATION AND COMPACTION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	24.27	27.00	56°07'08"	14.39
C2	21.33	27.00	56°14'57"	14.44
C3	21.34	27.00	56°15'54"	14.44
C4	21.36	27.00	56°18'03"	14.45

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.85	N89°46'34"W



CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
ELECTRIC DIVISION

*[Signature]* 9/8/14  
APPROVED BY DATE  
VOID ONE YEAR FROM THIS DATE

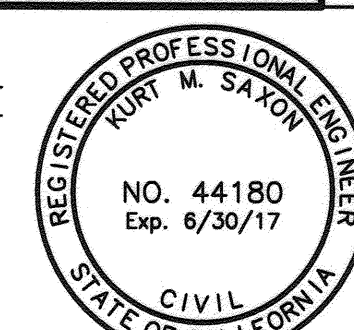
**saxonengineering**  
SAXON ENGINEERING SERVICES, INC  
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056  
TEL: 949.366.2180 FAX: 800.653.4193  
CITY OF RIVERSIDE TAX CERTIFICATE NO: 1239505  
EXPIRATION DATE: 10/31/2016

**NOTE:**  
ELECTRIC UTILITY FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES (951-826-5486) 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF ELECTRIC FACILITIES.

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
WATER DIVISION

*[Signature]* 9/8/2016  
APPROVED BY DATE  
VOID ONE YEAR FROM THIS DATE

ENGINEER IN RESPONSIBLE CHARGE  
*[Signature]*  
KURT M. SAXON  
R.C.E. No. 44180 expires 6/30/17  
DATE 09/07/16



CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

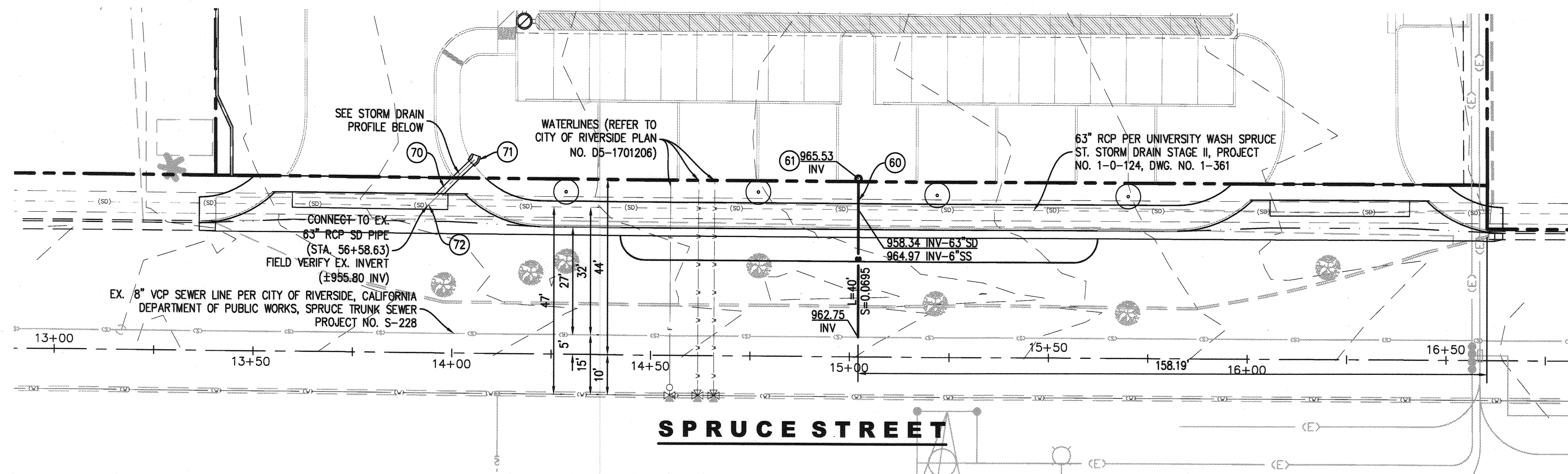
STREET IMPROVEMENT PLAN  
SPRUCE INDUSTRIAL COMPLEX

1225 SPRUCE STREET, RIVERSIDE, CA  
A.P.N. 249-140-030

PW16-0236

R-4381  
SHEET 2 OF 3

**IMPORTANT NOTICE**  
Section 41169.4217 of the Government Code requires a Dig Alert Identification Number to be placed before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600



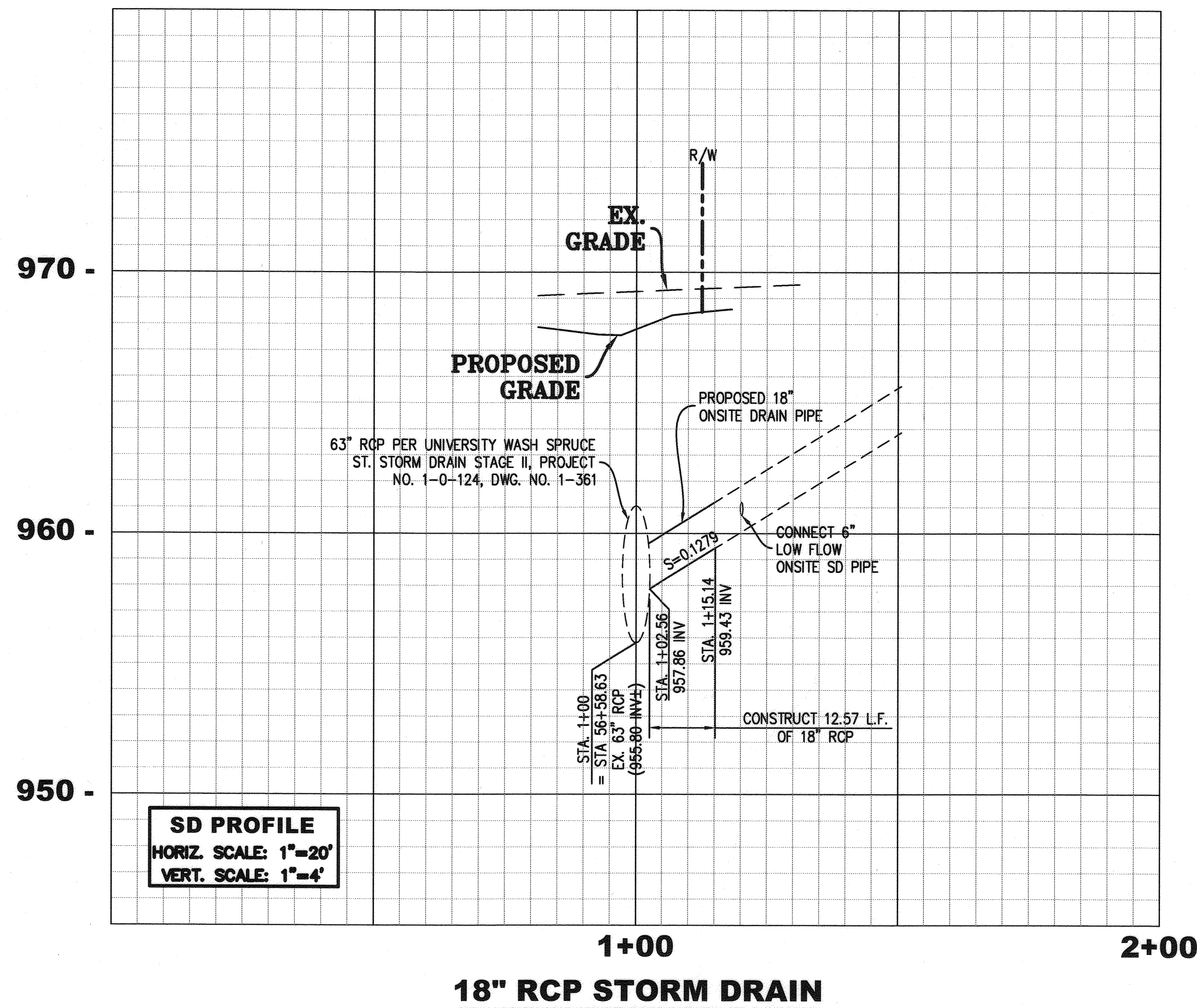
**SEWER  
CONSTRUCTION NOTES (PVT)**

- (60) INSTALL 6" PVC (SDR35) SEWER LINE.
- (61) INSTALL 6" SEWER CLEANOUT PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 560.

**STORM DRAIN  
CONSTRUCTION NOTES (PVT)**

- (70) INSTALL 18" RCP STORM DRAIN PIPE.
- (71) CONSTRUCT CONCRETE COLLAR PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER STD. DWG. NO. M803.
- (72) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER STD. DWG. NO. JS229.

**NOTE:**  
ENCROACHMENT PERMIT REQUIRED FOR PRIVATE STORM DRAIN TO PUBLIC STORM DRAIN CONNECTION.



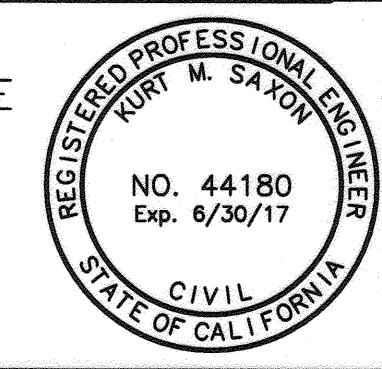
CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
ELECTRIC DIVISION  
*[Signature]* 9/8/16  
APPROVED BY DATE

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**FOR REFERENCE ONLY**

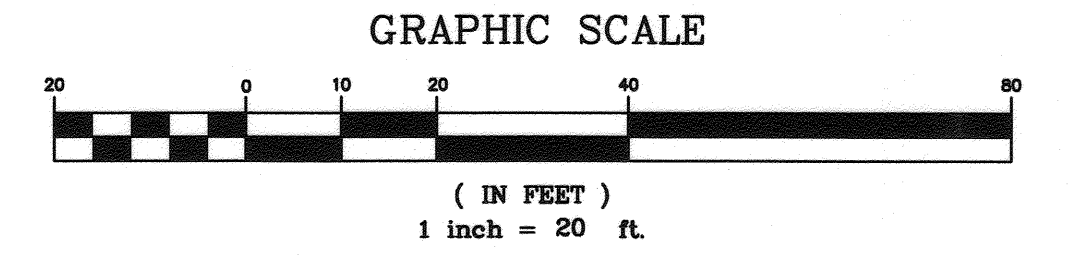
CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
WATER DIVISION  
*[Signature]* 9/8/16  
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ENGINEER IN RESPONSIBLE CHARGE  
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KURT M. SAXON  
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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			



**OFF-SITE SEWER AND STORM DRAIN PLAN  
SPRUCE INDUSTRIAL COMPLEX**  
1225 SPRUCE STREET, RIVERSIDE, CA  
A.P.N. 249-140-030

**PW16-0236**  
**R-4381**  
SHEET 3 OF 3